



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Tuesday, January 17, 2023**  
**AGENDA**

**CAUCUS – 7:00 P.M.**  
**MEETING COMMENCEMENT – 7:30 P.M.**

**PLEDGE OF ALLEGIANCE**

**STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW**

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., P.L. 2020, c.11, and/or N.J.A.C. 5:39-1, et seq., and due to the current State of Emergency and/or Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this remote meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, posted on the entrance to Town Hall, and posted on Department of Community Development's webpage (<https://www.chnj.gov/113/Planning-Board>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this remote meeting, as well as the Planning Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

**ROLL CALL**

- Roll Call of Planning Board Members, Professionals , and Staff
- Swearing in of Professionals

**BOARD POLICY**

- It is Board Policy that no application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- Please TURN OFF or SILENCE all electronic devices that are not being used in conjunction with the virtual meeting.

**ADMINISTRATIVE ITEMS**

**Reorganization**

Election of Chair

Election of Vice Chair

Adoption of Agenda Procedures

Adoption of Official Newspaper/Meeting Dates

Adoption of Planning Board Bylaws

Appointment of Secretary

Appointment of Alternate Secretaries

Appointment of Solicitor

Appointment of Planning Board Engineer

Appointment of Traffic Consultant

Appointment of Housing Planner

Appointment of Professional Planner

Appointment of Redevelopment Planner

*Approval of Meeting Minutes from December 19, 2022*

## **AGENDA ITEMS**

### **17-P-0041**

Block(s) 433.20 Lot(s) 15.01 & 16.01  
Zone: Multi-Residential (R10)

### **Devel, LLC**

Browning Lane  
Cherry Hill, NJ

*Relief Requested: Amended Preliminary & Final Major Site Plan with Bulk (C) Variances (for decks and building setbacks) to construct 79 additional condominiums (inclusive of 12 affordable units) along with various site improvements at Phases 1 & 2 of the Centura Condominiums development.*

***To Be Heard Concurrently with Application #18-P-0002.***

***Continued from November 21, 2022 & Postponed to February 6, 2023.***

### **18-P-0002**

Block(s) 433.20 Lot(s) 15.01 & 16.01  
Zone: Multi-Residential (R10)

### **Devel, LLC**

Browning Lane  
Cherry Hill, NJ

*Relief Requested: Amended Preliminary & Final Major Site Plan with Bulk (C) Variances (for decks and building setbacks) to construct 37 additional condominiums (inclusive of 8 affordable units) as well as 21 infill units (inclusive of 12 affordable units in future Phase 4) along with various site improvements at Phase 3 of the Centura Condominiums development.*

***To Be Heard Concurrently with Application #17-P-0041.***

***Continued from November 21, 2022 & Postponed to February 6, 2023.***

### **18-P-0028**

Block(s) 431.18 Lot(s) 8  
Zone: Victory Refrigeration Redevelopment Area

### **FMP Mount Laurel, LLC**

110 Woodcrest Road  
Cherry Hill, NJ

*Relief Requested: Amended Site Plan with Bulk (C) Variances to permit a two (2) story clubhouse building (where only a one-story clubhouse was previously approved) and a pickleball court with fencing along with other minor site improvements and modifications pertaining to the previously approved 370 apartment unit development known as the Enclave at Woodcrest Station (aka Victory West).*

### **22-P-0034**

Block(s) 288.01 Lot(s) 2  
Zone: Highway Business (B2)

### **PJ Land Development, LLC**

840 Cooper Landing Road  
Cherry Hill, NJ

*Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop the Cherry Hill Diner into a 3,620 SF automated car wash, called Tidal Wave Auto Spa, with accessory parking and signage.*

## **RESOLUTIONS**

### **22-P-0018**

Block(s) 470.01 Lot(s) 25  
Zone: Residential (R2)

### **Piyush Rambhia**

1935 Greentree Road  
Cherry Hill, NJ

*Relief Requested: Minor Subdivision with a Bulk (C) Variance to subdivide a vacant residential lot into two (2) single-family residential lots. Specifically, the applicant proposes two (2) conforming lots except for the rear (flag) lot which is proposed to have 25' of frontage.*

### **22-P-0010**

Block(s) 11.02 Lot(s) 1  
Zone: Highway Business (B2)

### **PJ Land Development, LLC**

2301-2311 Route 70 West  
Cherry Hill, NJ

*Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop an existing commercial strip center into an automated car wash, called Tidal Wave Auto Spa, with accessory parking and signage.*

### **22-P-0033**

Block(s) 594.01 Lot(s) 1  
Zone: Industrial Restricted (IR) with a Langston Steel Redevelopment Area Overlay

### **Crown Woodcrest, LLC**

101 Woodcrest Road  
Cherry Hill, NJ

*Relief Requested: A Site Plan Waiver with Bulk (C) Sign Variances to update the signage at the Woodcrest Corporate Center consisting of a new multi-tenant monument sign, two (2) multi-tenant directional signs, and a façade sign for a tenant.*

***MEETING ADJOURN***